

Moline KS - Small Town Opportunity
304 Walnut
Moline, KS 67353

\$950,000
1.280± Acres
Elk County



Moline KS - Small Town Opportunity
Moline, KS / Elk County

SUMMARY

Address

304 Walnut

City, State Zip

Moline, KS 67353

County

Elk County

Type

Commercial

Latitude / Longitude

37.363842 / -96.295377

Dwelling Square Feet

55944

Bedrooms / Bathrooms

15 / 15

Acreage

1.280

Price

\$950,000

Property Website

<https://l2realtyinc.com/property/moline-ks-small-town-opportunity-elk-kansas/82979/>



Moline KS - Small Town Opportunity

Moline, KS / Elk County

PROPERTY DESCRIPTION

Moline, KS – A Small Town Opportunity

An opportunity awaits in a small town USA for you. In 2006 the existing owners today had a vision and turned a nursing home into a successful, handicap accessible business, in Moline, KS, **"The Swinging Bridge Cafe and Crooked Creek Lodge"**. New flooring invites you into a nice clean, homey cafe with a **dining room that seats 50 people** and serves breakfast, lunch and dinner. The kitchen has a new 2-door freezer and a new sandwich refrigerator. Whether traveling through or needing a place to stay for a while the **lodge has fourteen rooms with different sizes**, and each its own theme. **A two-room apartment** is also available. There is a **commercial washer and dryer** ready for laundry needs. Furnishings are negotiable. This business is ready for the unexpected. It has a **new diesel generator** for a backup if the electricity is out. There is a **fire suppression and wet sprinkler** system that is inspected semi-annually.

An established business, marking its 19th year and still doing business today with new and repeat customers. This turn key business is **ready for the next owner**. Let's Look! This could be your **"Cash Cow"!!!**

Call, text or email Jodi Cushenbery. [620-891-0056](tel:620-891-0056) or jcushenbery@l2realtyinc.com

Wichita – 1 ½ hours

Tulsa – 2 hours

Unit 12 – KS Deer Management Unit

Established business

Generator

Furnishings negotiable

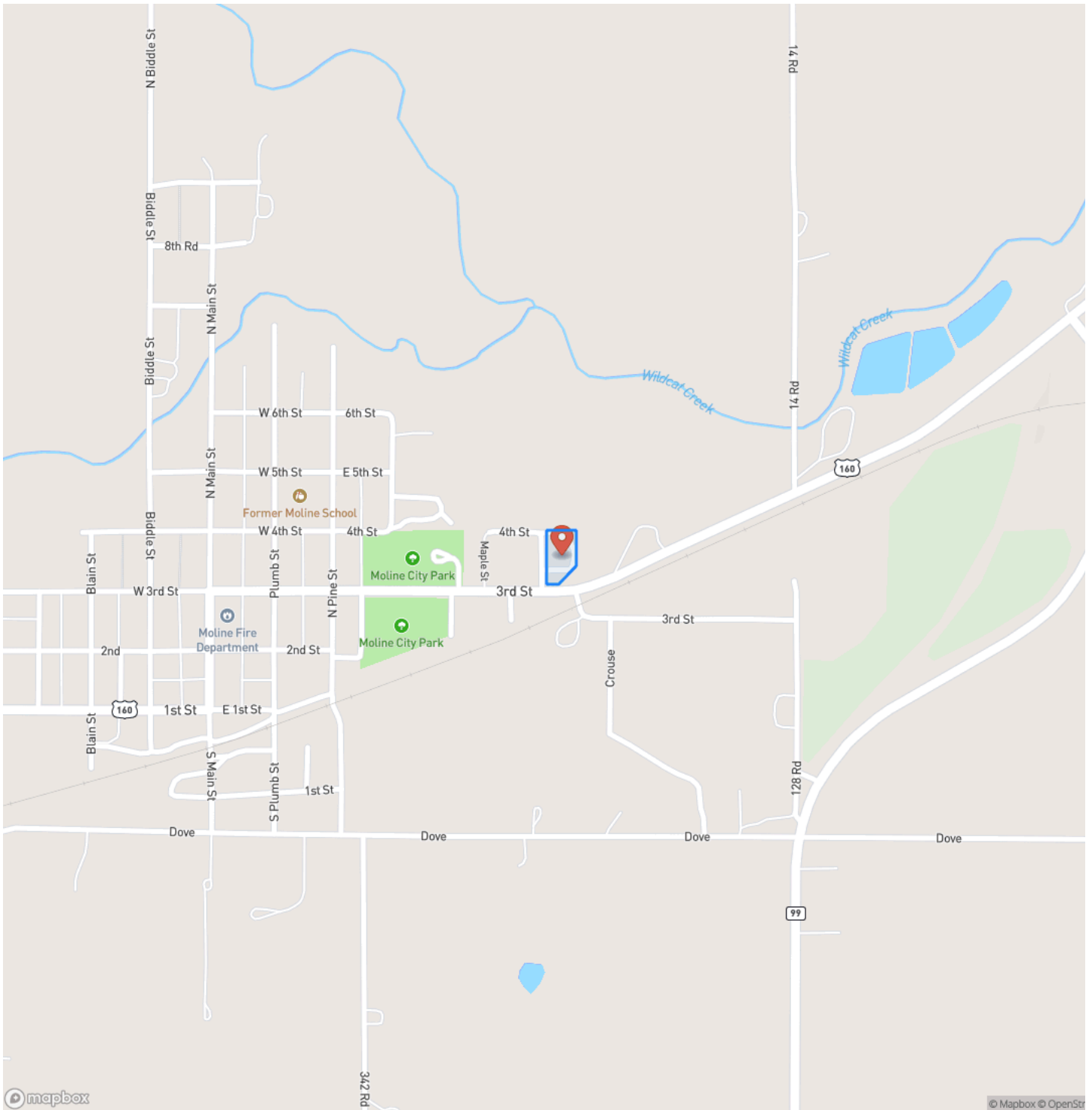
MORE INFO ONLINE:

L2realtyinc.com

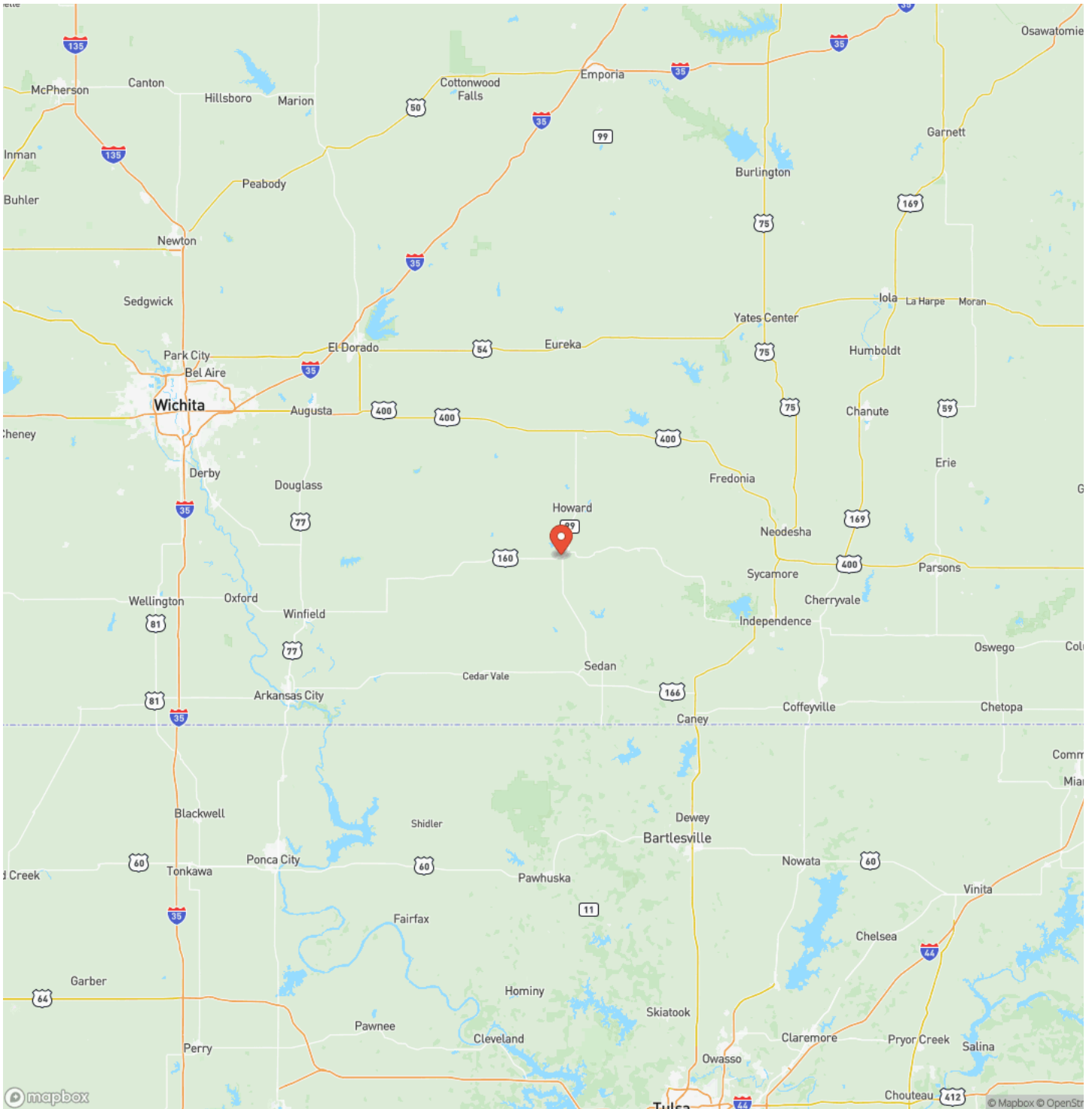
Moline KS - Small Town Opportunity
Moline, KS / Elk County



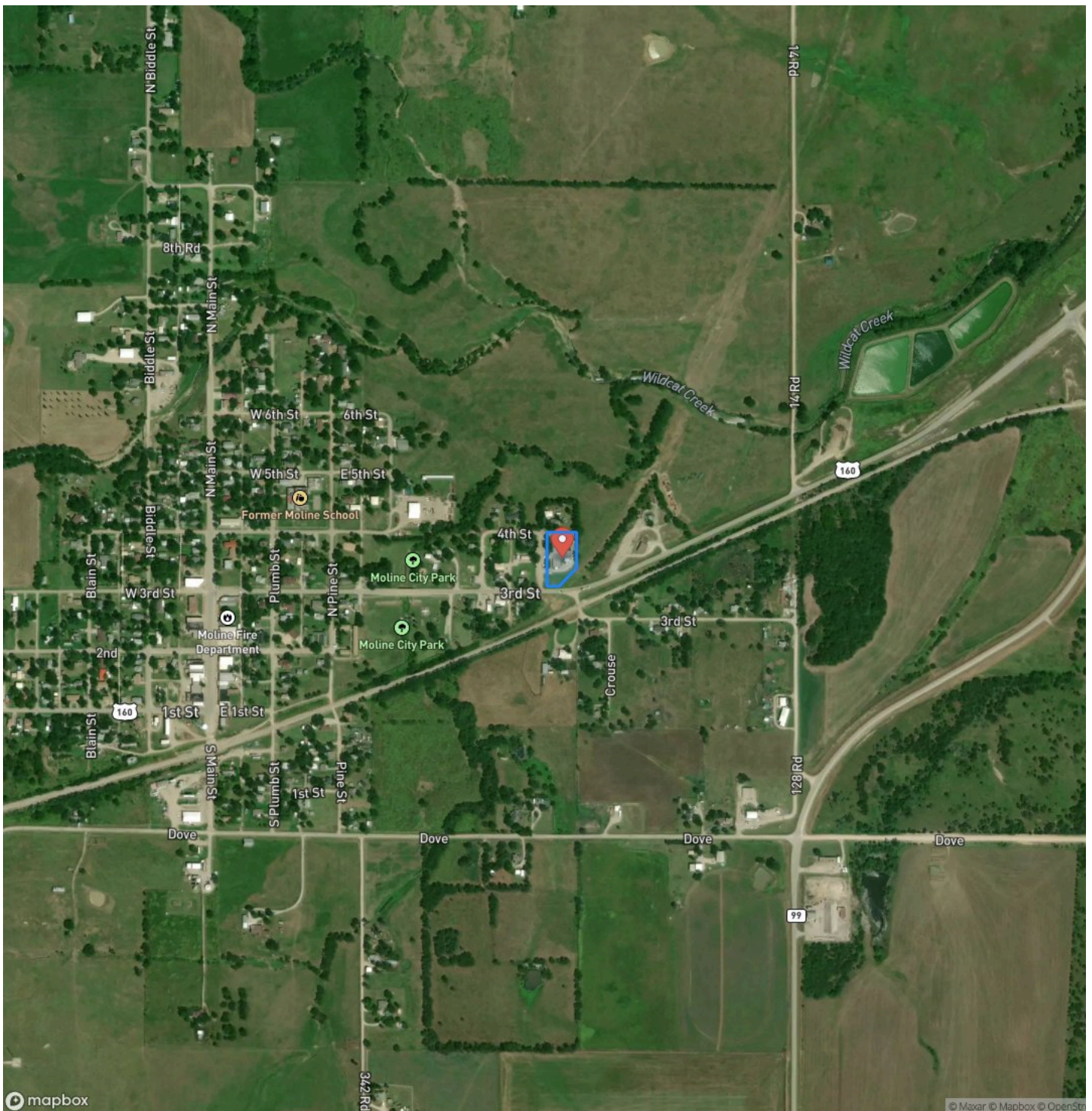
Locator Map



Locator Map



Satellite Map



Moline KS - Small Town Opportunity

Moline, KS / Elk County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jodi Cushenbery

Mobile

(620) 891-0056

Email

jodi32lee@gmail.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



L2realtyinc.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



L2 Realty, Inc - Land and Lifestyle Properties
4045B CR 3900
Independence, KS 67301
(620) 577-4487
L2realtyinc.com

